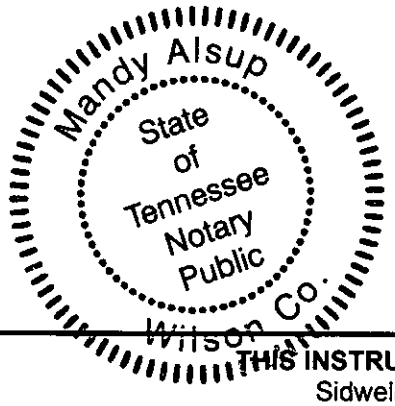
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2011.

Notary Public

MY COMMISSION EXPIRES: 4-20-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott Bonner	Scott Bonner	06103003600
(NAME)	(NAME)	BILL GARRETT, Davidson County
2401 Elliott Ave.	2401 Elliott Ave.	Trans:T20110076502 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 12/05/11 10:38 2 pgs
Nashville, TN 37204	Nashville, TN 37204	Fees:13.00 Taxes:214.60
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20111205-0094460

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rosemary Wade, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Scott Bonner and wife, Lisa Rota**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 95, on the plan of Gra-Mar Acres, Section One, of record in Plat Book 2133, Page 27, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Homer O. Templeton, aka Homer Odell Templeton and wife, Claudine H. Templeton, aka Alma Claudine Templeton by Deed from Sweeney-Clark Realty Company filed on June 10, 1953 in Book 2148, Page 619, Register's Office for Davidson County, Tennessee and by Deed from the United States of America filed June 30, 1971 in Book 4516, Page 226, said Register's Office. The said Homer O. Templeton died on February 14, 1983 leaving Claudine H. Templeton the sole surviving tenant by the entirety. The said Claudine H. Templeton died testate on April 1, 2006 devising subject property to Roger Dale Wade as evidenced in File 06P920, Office of the Clerk of the Probate Court for Davidson County, Tennessee. The said Roger Dale Wade died intestate on December 1, 2010 leaving his wife, Rosemary Wade as his sole heir at law as evidenced by affidavit of heirship of record in Instrument No. 20100218-0012432, said Register's Office and by affidavit of heirship being filed simultaneously herewith.

All matters as set forth per Plat Book 2133, Page 27, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4418 Saunders Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2nd day of December, 2011.

Rosemary Wade

State of Tennessee
County of Wilson

Personally appeared before me Rosemary Wade, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of December, 2011.

Notary Public
My Commission Expires: 9-2-13

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122